

# CampusOfficePark

1601-1611 116th Avenue NE, Bellevue, WA



Office & Medical Space for Lease

**Leibsohn  
& Company** 



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# Property Features



- » Building Re-painted in 2025
- » Parking Ratio: **5.0/1,000 RSF**
- » Free Covered Parking
- » Community Conference Room & Kitchen Included
- » New LED Light Fixtures in all Common Areas & Suites
- » Walkable to Overlake Medical Pavilion, Kaiser Permanente, & Downtown Bellevue
- » Walkable to Bell Hop Service
- » **xfinity** Available



# Available Suites



Building	Suite	Use	Size	Rent
1603	116	Office	1,733 RSF	\$35.00/RSF, Full Service

Building	Suite	Use	Size	Rent
1611	122	Executive Suite	243 RSF	\$710/month, Gross
1611	134	Executive Suite	300 RSF	\$900/month, Gross
1611	211	Executive Suite	275 RSF	\$810/month, Gross
1611	214	Executive Suite	516 RSF	\$1,950/month, Gross
1611	222	Executive Suite	269 RSF	\$785/month, Gross
1611	200A	Executive Suite	311 RSF	\$1,200/month, Gross
1611	200B	Executive Suite	189 RSF	\$875/month, Gross
1611	200C	Executive Suite	251 RSF	\$1,125/month, Gross
1611	200D	Executive Suite	171 RSF	\$800/month, Gross
1611	200E	Executive Suite	200 RSF	\$1,000/month, Gross
1611	200G	Executive Suite	198 RSF	\$975/month, Gross



# LocationAerial

520

Campus Office Park

Seattle Children's Bellevue Clinic and Surgery Center

Spring District Station

Meta

INTERSTATE 405

116TH AVENUE NE

120TH AVENUE NE

112TH AVENUE NE

NE 12TH STREET

Lake Bellevue

OVERLAKE MEDICAL CENTER & CLINICS

Wilburton Station

NE 10TH STREET

KAISER PERMANENTE

116TH AVENUE NE

Downtown Bellevue

INTERSTATE 405

NE 8TH STREET

112TH AVENUE NE

LINK LIGHT RAIL



# Nearby Amenities

Campus Office Park



Seattle Children's  
Bellevue Clinic  
and Surgery Center

OVERLAKE  
MEDICAL CENTER & CLINICS

KAISER  
PERMANENTE

Wilburton

Spring District

Spring District

Lake Bellevue

## NEARBY MEDICAL RESOURCES

- 1 Bellevue Medical Park
- 2 Reproductive Medicine Associates
- 3 Cascade Medical Center
- 4 Bellevue Medical Imaging

## NEARBY AMENITIES

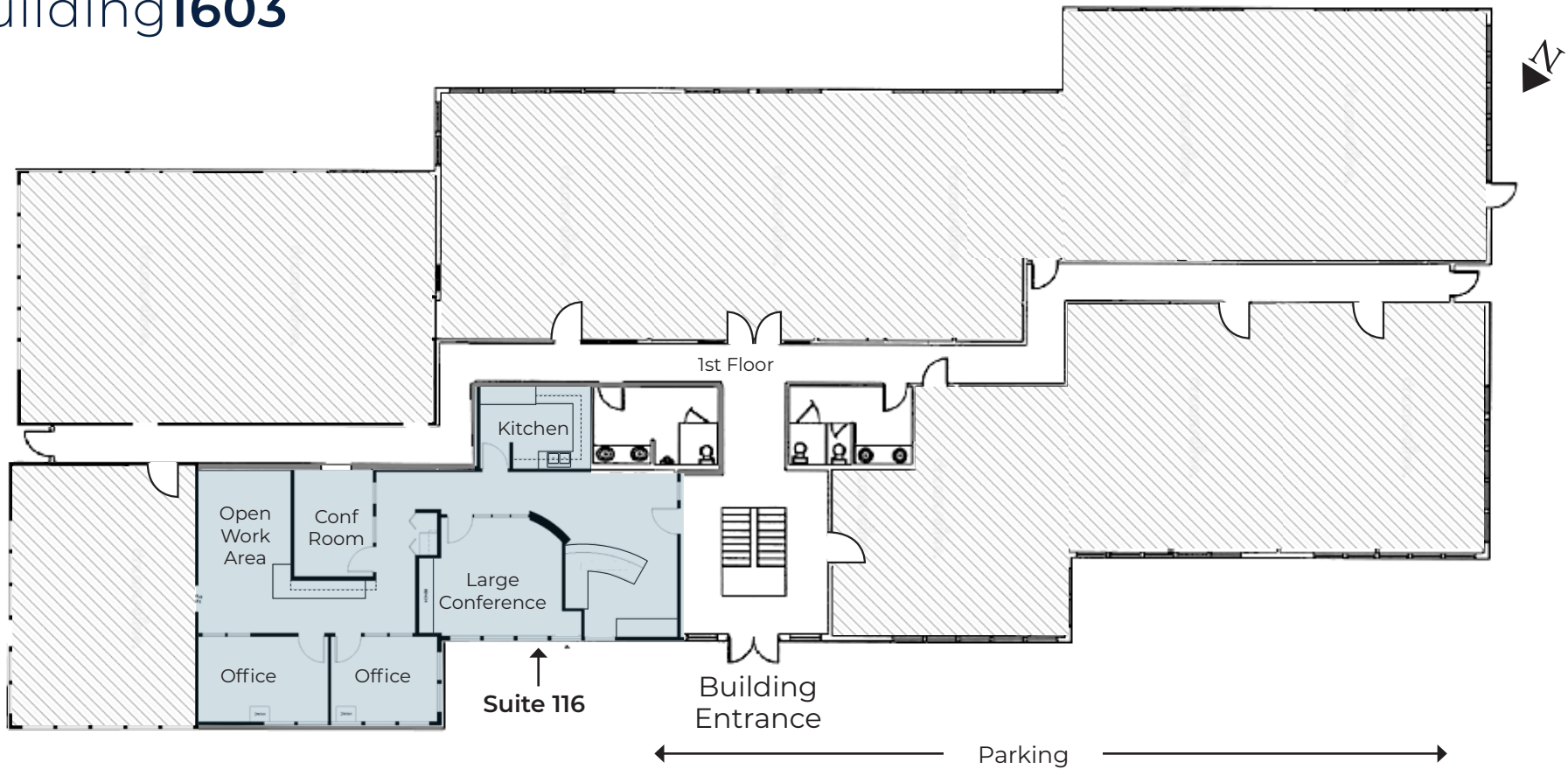
- 1 Chick-fil-a
- 2 Whole Foods Market
- 3 Pumphouse Bar & Grill
- 4 I Love Sushi
- 5 3 Pigs Bar B-Q
- 6 Crab Pot
- 7 Bellevue Brewing Company
- 8 Los Chilangos Taco Truck
- 9 Starbucks
- 10 The Goose Pub

EASTRAIL

Link



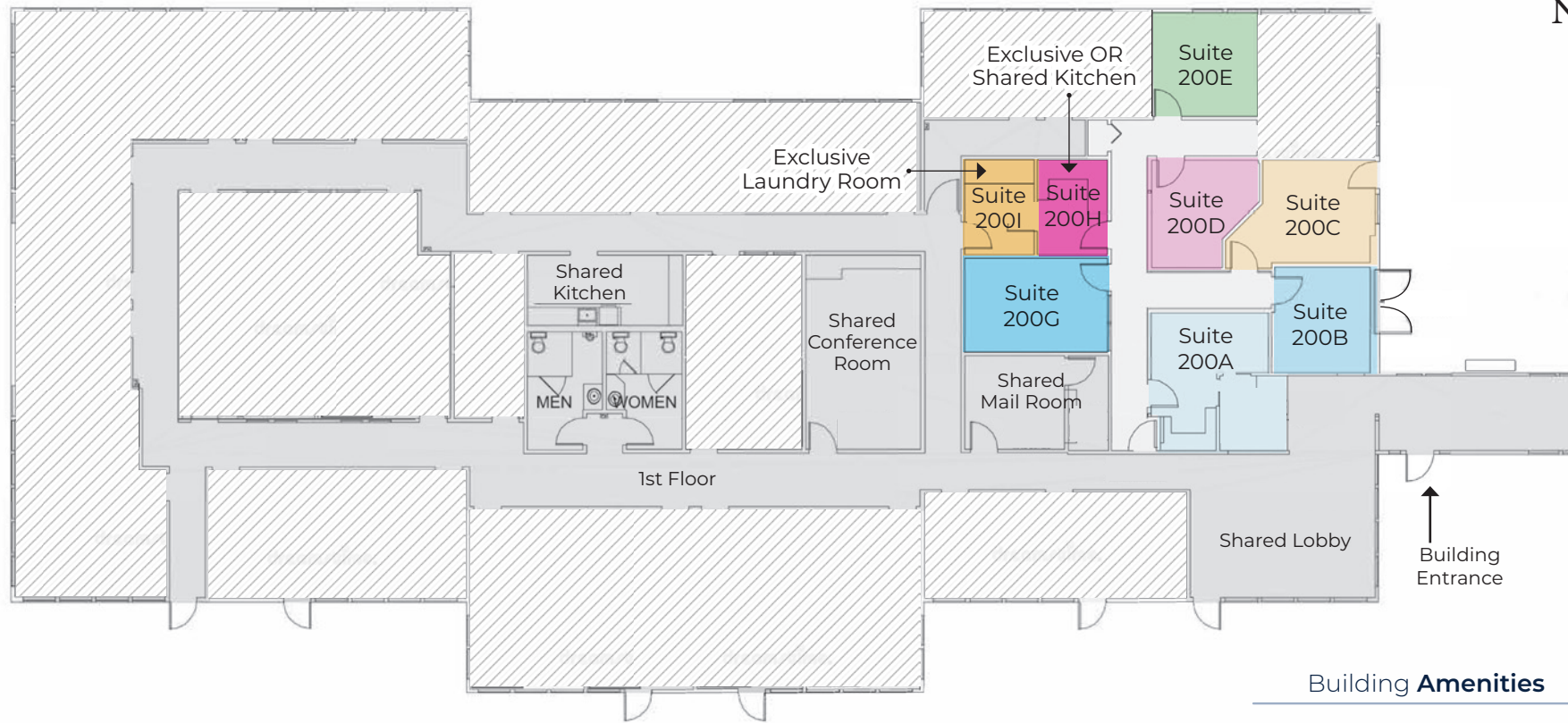
# Building 1603



Suite	Size	Full Service Rate	Available	Features
116	1,733 RSF	\$5,054.58/mo	Immediately	3 Offices, Conference, Open Work Area, Reception, Kitchen



# Building 1611 | Suite 200 Individual Office Divisions



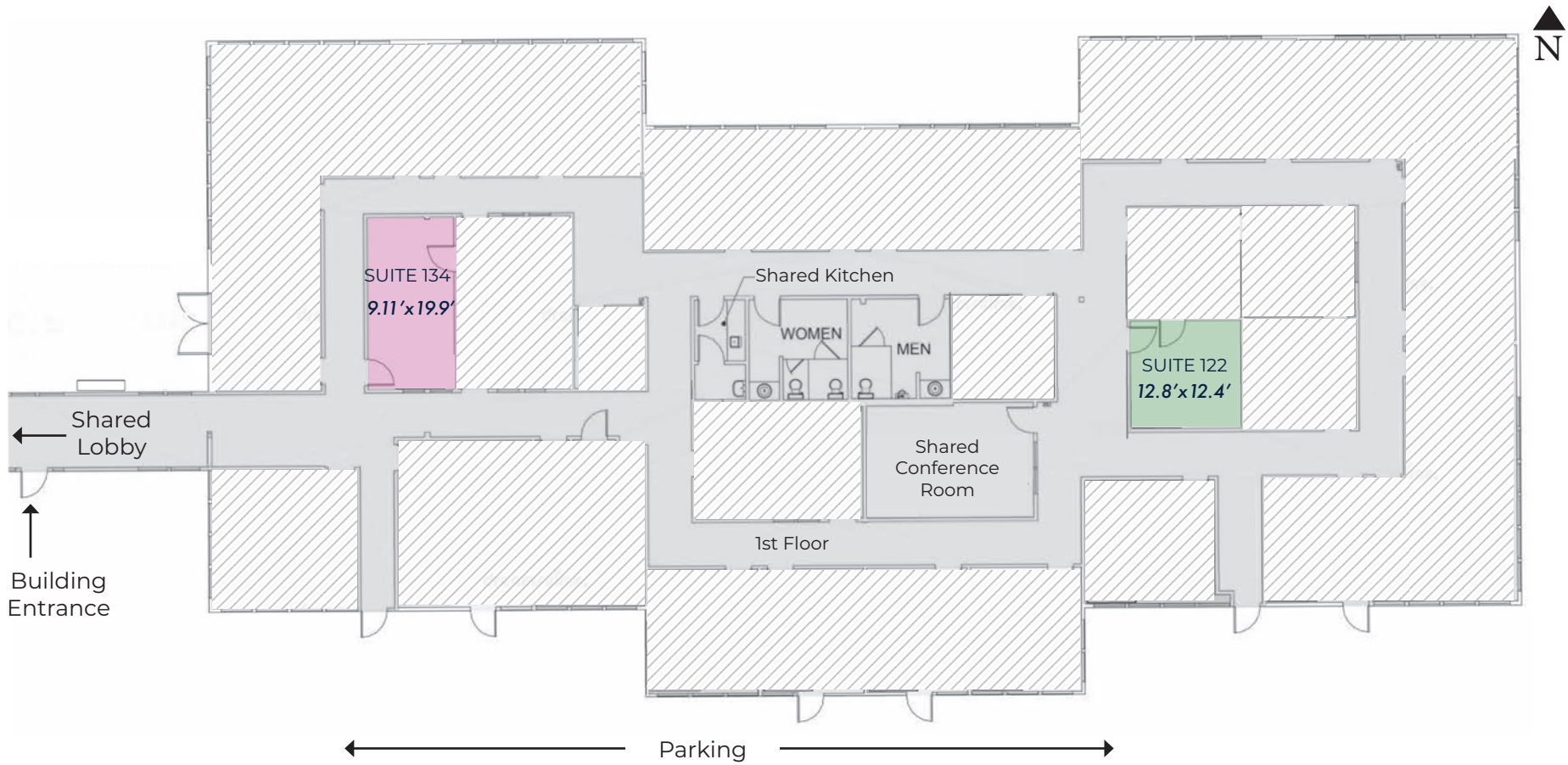
## Building Amenities

- 2 Shared Conference Rooms
- 2 Building Kitchenettes
- Mail Room
- Shared Building Waiting Area
- Grade Level Access

Suite	Size	Full Service Rate	Available	Notes
200A	311 RSF	\$1,200/mo	Immediately	Shared Kitchen, Interior Office
200B	189 RSF	\$875/mo	Immediately	Shared Kitchen, Interior Office
200C	251 RSF	\$1,125/mo	Immediately	Shared Kitchen, Exterior Window Office
200D	171 RSF	\$800/mo	Immediately	Shared Kitchen, Interior Office
200E	200 RSF	\$1,000/mo	Immediately	Shared Kitchen, Exterior Window Office
200G	198 RSF	\$975/mo	Immediately	Shared Kitchen, Interior Office
200H	122 RSF	\$500/mo	Immediately	Exclusive OR Shared Kitchen
200I	122 RSF	\$500/mo	Immediately	Exclusive Laundry Room



# Building 1611 | East Wing Executive Suites

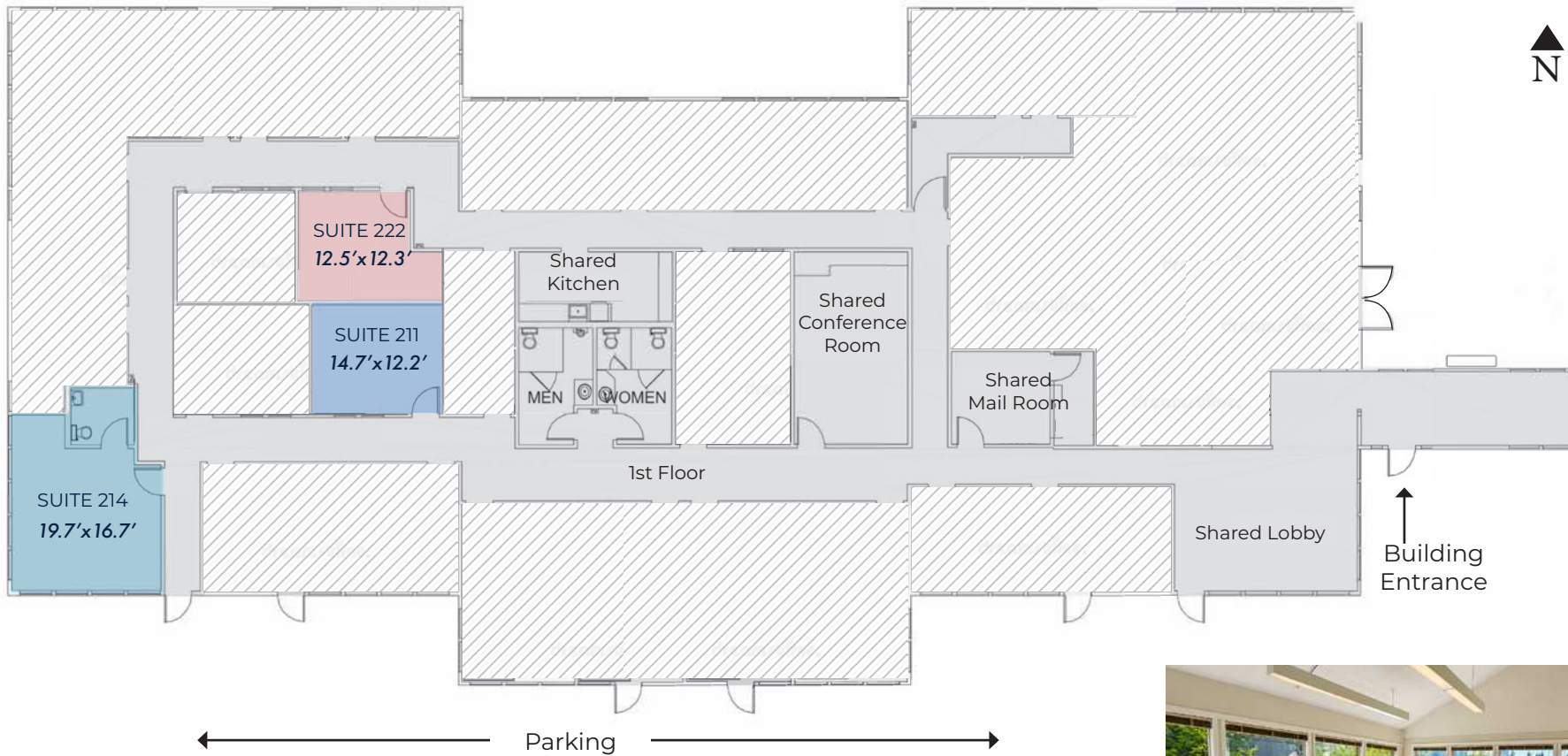


Suite	Size	Gross Rate	Availability	Notes
122	243 RSF	\$710.00/month	Immediately	Building Core Interior Suite
134	300 RSF	\$900.00/month	Immediately	Building Core Interior Suite

- Exec Suite Features**
- 2 Shared Conference Rooms
  - 2 Building Kitchenettes
  - Mail Room
  - Shared Building Waiting Area
  - Grade Level Access



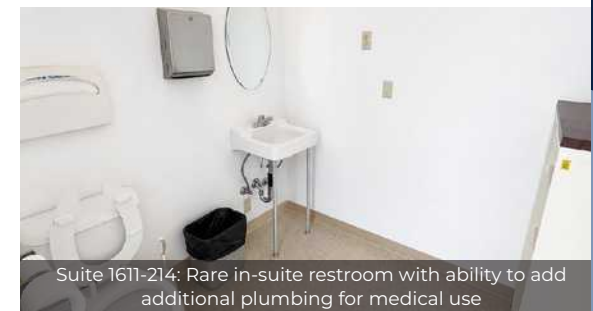
# Building 1611 | West Wing Executive Suites

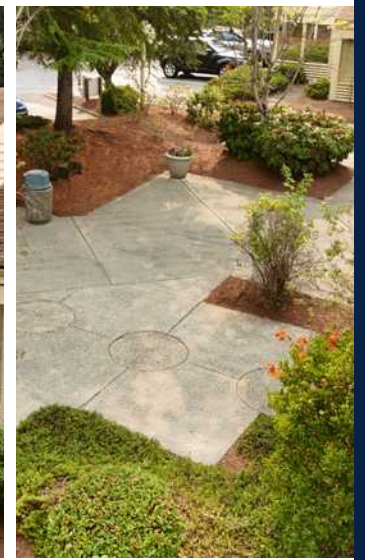


Suite	Size	Gross Rate	Availability	Notes
211	275 RSF	\$810.00/month	Immediately	Building Core Interior Suite
214	516 RSF	\$1,950.00/month	Immediately	Corner Office Suite
222	269 RSF	\$785.00/month	Immediately	Building Core Interior Suite

## Exec Suite Features

- 2 Shared Conference Rooms
- 2 Building Kitchenettes
- Mail Room
- Shared Building Waiting Area
- Grade Level Access







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**Leibsohn & Company**  
Commercial Real Estate Services